

ENFIELD HOUSING AUTHORITY PET POLICY

The purpose of this policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet and safe surroundings.

This policy applies to Enfield Housing Authority Elderly Housing Complexes only, excluding Mark Twain Congregate Living Center.

- 1) Each Head of Household may own up to one common household pet and a separate pet deposit is required. The Tenant is responsible for any maintenance charges incurred due to damage caused by pet that exceeds pet deposit.
- 2) Prohibited animals: Animals that are considered vicious and/or intimidating will not be allowed. Example-reptiles, Rottweiler, chows, Doberman, pit bull, other breeds generally considered dangerous and/or any animal that displays vicious behavior. Birds of prey or dangerous fish also will not be permitted.
- 3) No more than one pet, one cage, or one tank. Cages will measure no more than 2'x1'x1'. Tanks will be no more than 20 gallons.
- 4) If the pet is a dog or cat, it must be neutered/spayed. The tenant must provide leak proof litter boxes for cat waste, which must be maintained within the unit.
- 5) The Tenant shall have pets restrained when maintenance is to be performed within the unit. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have the pet restrained in an area away from where the work is to be done.

If a maintenance person, or staff member, enters an apartment where an animal is not restrained, the work shall not be performed, and the Tenant shall be charged a fee. The EHA will not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the EHA.

The EHA may notify the proper authorities regarding any animal that is left unattended for 48 hours or longer. The EHA accepts no responsibility for animals so removed.

- 6) A dog must not weigh more than 25 pounds at adult weight, nor should it stand more than 20 inches in height measure to the shoulder.
- 7) A dog **OR** cat shall remain inside a resident's unit unless on a leash and under the control of an adult resident at all times. They may not be tied outside. An unleashed pet or one tied to a fixed object is not under the control of an adult. Pets are not allowed in the common areas. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. Tenants may not alter patio or yard areas.
- 8) All animal waste is to be picked up and disposed of by the resident in sealed plastic bags and placed in the residents own trash receptacle and/or dumpster. If the EHA staff needs to clean any waste left by a pet the Tenant will be charged for the removal of such waste.
- 9) Tenants shall provide proof of the following:

Current license from the Town of Enfield and inoculations against rabies and other inoculations required by local, state and federal laws. This information must be updated annually.

It is the tenant's responsibility to update the office with information regarding the pet, including but not limited to: getting a new pet, getting rid of a pet, updated inoculations, renewal of insurance policy and change of alternate caretaker.

- 10) Tenants shall provide the EHA with a written description and photograph of the pet. Tenant shall also supply the name, address, and phone number of an adult alternate caretaker should the Tenant be unable to care for the pet. This alternate caretaker must agree to take the pet under emergency situations and sign a statement of responsibility. This information will be kept in the tenant's file.
- 11) Pets shall not disturb, interfere or diminish the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or other such activities. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants, or create a problem in the area of cleanliness and sanitation, the EHA will notify the tenant, in writing, that the animal must be removed.
- 12) Tenants shall comply with all municipal codes and local, State and federal laws.
- 13) Dogs and cats must wear ID tags at all times. Tags must include the address of the owner. Rabies tags are not an acceptable form of ID.
- 14) Residents shall not bring in animals to take care of for another person, unless they are the alternate caretaker approved by the EHA. No unauthorized pet will be allowed in units or on the EHA grounds. Residents shall not "pet sit" or allow visiting animals, nor should residents attempt to take care of strays. Strays will not be allowed on EHA property and if seen will be reported to the appropriate authority for removal. Residents who feed or take strays into their home, pet sit, or allow visiting animals will be charged according to the lease.
- 15) Residents will be required to pay a pet deposit in the amount of \$100 to the EHA to cover any damages the pet may do. This deposit may be broken down into no more than four monthly payments to make paying of this charge easier for the tenant.
- 16) Residents will maintain a tick and flea free environment. All pets will be properly groomed and maintained free of infection and disease. Should the apartment need extermination for infestation the cost will be paid by the tenant.
- 17) Any damage done by a pet will be the total responsibility of the tenant and the EHA will be reimbursed within 30 days of billing.
- 18) The EHA reserves the right to more frequent inspections of units with pets.
- 19) All Tenants who wish to own a dog will also be required to show proof of liability insurance to cover damage and/or bodily injury to persons which may result from the actions of their dogs.
- 20) Tenants who maintain a pet under this policy shall be totally liable for damages and/or injuries caused by their pet and agree to hold EHA harmless against any claims arising from the keeping of the pet. EHA disavows any control over a resident's pet and at no time shall be considered "keeper" of or in control of a resident's pet.

- 21) Failure to adhere to this pet policy will result in appropriate lease enforcement action, which may include lease termination and/or eviction.